

Quarterly Monitoring Report

for the

Universal Oil Products (UOP) Site

East Rutherford, NJ

EPA ID: NJD002005106

March 2007

Prepared for:

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SECTION 1

General Overview

This progress report was prepared as a requirement of Section III of the May 23, 1986 Administrative Consent Order (ACO) between Universal Oil Products (UOP) Inc. and the New Jersey Department of Environmental Protection (NJDEP).

This progress report covers work performed from January 1, 2007 through March 21, 2007 for the UOP Site, East Rutherford, New Jersey.

SECTION 2

Status of Work

2.1 Remedial Actions Accomplished During Reporting Period

Remedial activity has not been scheduled in Areas 3 and 4. Soil remedial actions have been completed in Areas 1, 1A, 2 and 5.

2.2 Site Area 1, 1A and 5

In 2005, materials excavated from Lot 2, Block 104 (including Area 2), that were not identified as impacted, were placed in temporary cap areas (the western cap area (WCA) and the eastern cap area (ECA)). These cap areas were located on Lot 8, Block 105.01 and contained approximately 40,500 cubic yards of non-hazardous soil.

Under a certified Soil Erosion and Sediment Control Plan by Bergen County Soil Conservation District (File Ref: #05-B8225), appropriate erosion and sediment controls including silt fence and inlet protection were maintained. The majority of the property has been sold to the New Jersey Sports and Exhibition Authority, and Honeywell now only owns the 17 acres of the property west of the rail road tracks. The Bergen County Soil Conservation District has closed out the Soil Erosion and Sediment Control Plan under Honeywell's name.

As discussed in previous monitoring reports, all soils were removed from both the WCA and ECA in 2006. Both the ECA and WCA were then covered with topsoil, re-graded, and hydroseeded in accordance with the Soil Erosion and Sediment Control Plan. No excavated soils remain in the ECA or WCA. The *Remedial Action Report for Areas 1, 1A, and 5* (August 31, 2000) will be amended and sent to the Agencies in 2007, in reference to the removal of all excavated soils from the ECA and WCA.

Mowing and grubbing of vegetative matter on the GCL permanent cap was last performed on September 11, 2006. The cap inspection conducted on March 21, 2007 determined that mowing and grubbing did not need to be conducted in the first quarter of 2007. Further information on the cap inspection activities is presented in Appendix A – *Quarterly Site Inspection Report*.

In 2006, a small field scale treatability test using Enzymmix®, a naturally derived enzyme extracted from earthworms, was conducted on soils from the Uplands Area containing PCBs. Additional treatability testing is scheduled to occur in 2007. Results from the treatability test will be available in 2007.

2.2 Site Area 2

The Lowes and Chilis are open for business and a shopping center has been constructed on Lot 2, Block 104. Area 2 has been covered by 3-feet of imported fill and six inches of asphalt pavement. A draft Deed Notice was submitted to NJDEP and USEPA on September 29th, 2006 for review. Comments have not yet been received from the Agencies.

2.3 Site Area 3 and 4

The proposed Meadowlands Railroad and Roadway Project is a new 2.3 mile railroad adjustment with Station and associated roadway improvements to be developed by the New Jersey Sports and Exposition Authority (NJSEA). New Jersey Transit (NJT) and the New Jersey Department of Transportation (NJDOT) will assist the NJSEA in the design, management and construction of the project. The proposed rail line crosses through the UOP site including the Streamlands area (Area 4), the waste water lagoons (Area 3) and the Uplands portion (Area 1 and 1A), connecting to the existing Pascack Valley Rail Line through the UOP site. As stated above, this portion of the site was sold to NJSEA in December 2006. Rail line construction activities began in the first quarter of 2007, including equipment staging and soil stockpiling. Louis Berger, on behalf of the NJSEA, submitted an *Interim Remedial Measure Work Plan* to the Agencies in May 2006 that described the proposed interim remedial activities necessary prior to the construction of the rail line.

Honeywell submitted the *Area 4 Focused Study Sampling and Analysis of Sediments (Summer 2006) Work Plan for the Universal Oil Products (UOP) Site, East Rutherford, NJ*, to the Agencies on June 2, 2006. That Work Plan presented the proposed scope of work for sampling and analyzing sediment in and around selected areas of Area 4. The work described was the prioritized portion of the overall Remedial Investigation scope that was completed on an accelerated schedule due to the pending rail line construction activities. The Focused Study was completed in July 2006 and will be followed by additional RI activities, including a data gap sampling event in the summer of 2007 and the full scale remedial investigation in the fall of 2007. Timing of the proposed field events will be contingent on rail construction activities, and Honeywell obtaining access to the property for these events from NJSEA.

The *Sampling and Analysis of Surface Water and Sediments for the Universal Oil Products (UOP) Site, East Rutherford, NJ, Work Plan* was submitted to the Agencies in January 27, 2006. Due to the necessity of conducting the focused study on Area 4, that Work Plan will be revised and submitted as the *Revised Remedial Investigation Work Plan* upon receipt of Agency comments. The results of the Area 4 focused study work will be presented to the Agencies in the *Revised Remedial Investigation Work Plan* currently scheduled to be submitted in 2007. After review of the data obtained during the Focused Study, gaps in the data were identified in areas that may be impacted by the rail line construction. In order to obtain samples from these areas prior to the NJSEA Interim Remedial Measure implementation, the data gap field work is proposed for early summer 2007.

SECTION 3

Activities Planned for Next Reporting Period

3.1 Site Areas 1, 1A and 5

Routine site inspections will continue to assess the condition of the engineering controls (e.g., cap areas, asphalt pad) and security measures (e.g., fences).

Mowing and grubbing of vegetative matter will be performed on the GCL permanent cap in the summer of 2007.

All former monitoring wells and sumps were properly abandoned via NJDEP guidelines in January 2007.

3.2 Site Area 2

Construction of the Lowes facility, Chili, and shopping center is complete.

3.3 Site Area 3 and 4

The work described in the *Area 4 Focused Study Sampling and Analysis of Sediments (Summer 2006) Work Plan for the Universal Oil Products (UOP) Site, East Rutherford, NJ* was completed on July 21, 2006. As discussed above, reporting of data and results obtained during that field event will be presented in the *Revised Remedial Investigation Work Plan* to be submitted in 2007. Additional pre-rail line construction sampling is proposed for 2nd quarter 2007 to fill data gaps identified during the 2006 work.

SECTION 4

Non-Compliance Reporting

There were no instances of non-compliance during the reporting period.

Attachment A – Quarterly Site Inspection Report

Quarterly Site Inspection Report

PREPARED FOR: Rich Galloway/Honeywell International Inc

PREPARED BY: CH2M HILL

DATE OF INSPECTION: March 21, 2007

Observations / Action Items:

1.0 Cap Areas

Mowing and Grubbing:

Minimal grass and brush growth has occurred since the last visit in December 2006. The last mowing and grubbing of vegetative matter was performed on the GCL permanent cap on September 11, 2006. Further mowing will likely not be necessary until 2nd quarter 2007.

The Eastern Cap Area (ECA) was hydroseeded and the Western Cap Area (WCA) was covered with topsoil, seeded and hayed, after the soil loadout was completed in the 4th quarter 2006. The ECA is now being used as an equipment staging area by NJSEA and the WCA appears to be a parking area. There is no significant evidence of vegetative growth on the two areas.

Erosion:

Three rodent holes were identified within the soil cover of the GCL permanent cap during the March 2007 inspection. These holes will be filled in with stone during the 2nd quarter 2007 inspection.

Drainage Swale:

The stormwater swales are generally in good condition, however; the Northwestern portion of the swale is starting to show evidence of ponding water. This ponding water may be caused by the melting snow and vegetation that grows in this area. The ponding water previously showed signs of a reddish color and an oily type sheen floating on top, but that was not noted during the latest inspection.

2.0 Drainage Structures

There was ponding of stormwater around the perimeter of GCL permanent cap. This is due to the recent snow melt that is occurring at the site. Site stormwater drainage and conveyance structures appear to be operating effectively.

3.0 Security

The lock and chain to the gate of the GCL permanent cap area is present and functional, but is rusted. The southwest corner of the fence is bent inwards, though still standing and no gaps in the fence are present. The bent fence is likely the result of large vehicle traffic in the area due to rail line construction activities.

4.0 Existing Monitoring Wells

There are no existing monitoring wells at the Site. All wells have been properly abandoned.

5.0 Asphalt Pad

The asphalt pad is in good condition.

6.0 Construction Area

The fenced construction area formerly used by Union Paving is no longer in use. All equipment, materials and fencing was removed by Union Paving between April and October 2006.



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 323956
Photo No. 1	Date: 03/21/07	 A wide-angle photograph of a large, flat, open field covered in patches of snow and dry, yellowish-brown grass. In the background, there are several industrial buildings, including a prominent multi-story structure, and a tall antenna tower. The sky is clear and blue.	
Description: Top of GCL Cap System looking East			
Action Needed: None			
Photo No. 2	Date: 03/21/07	 A wide-angle photograph of a large, flat, open field covered in patches of snow and dry, yellowish-brown grass. In the background, there are several industrial buildings, including a prominent multi-story structure, and a tall antenna tower. The sky is clear and blue.	
Description: Top of GCL Cap System looking West			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 3	Date: 03/21/07	 A wide-angle photograph of a large, flat, open area covered in a thin layer of snow. Patches of dry, yellowish-brown grass are visible through the snow. In the background, there is a chain-link fence and a large, multi-story industrial building with several windows and doors. The sky is clear and blue.	
Description: West half of GCL Cap System looking North			
Action Needed: None			
Photo No. 4	Date: 03/21/07	 A photograph of a similar snowy field with patches of grass. In the background, there is a chain-link fence, a large pile of dark material (possibly gravel or dirt), and some industrial equipment, including a crane and a truck. The sky is overcast.	
Description: West half of GCL Cap System looking South			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 5	Date: 03/21/07		
Description: Northwest corner of the GCL Cap System; gap in fence			
Action Needed: None			
Photo No. 6	Date: 03/21/07		
Description: Northwest corner of the GCL Cap System looking West; ponding water			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name:
Honeywell Inc.

Site Location:
UOP Site, Bergen County, East Rutherford, NJ

Project
Number:
327386

Photo No. | Date:
7 | 03/21/07

Description:
North half of GCL
Cap System looking
West



Action Needed:
None

Photo No. | Date:
8 | 03/21/07

Description:
North half of GCL
Cap System looking
East



Action Needed:
None



CH2MHILL

PHOTOGRAPHIC LOG

Client Name:
Honeywell Inc.

Site Location:
UOP Site, Bergen County, East Rutherford, NJ

Project
Number:
327386

Photo No. | Date:
9 | 03/21/07

Description:
North half of GCL
Cap System looking
West; ponding water



Action Needed:
None

Photo No. | Date:
10 | 03/21/07

Description:
East half of GCL
Cap System looking
South



Action Needed:
None



PHOTOGRAPHIC LOG

Client Name:
Honeywell Inc.

Site Location:
UOP Site, Bergen County, East Rutherford, NJ

Project
Number:
327386

Photo No. | Date:
11 | 03/21/07

Description:
South half of GCL
Cap System looking
East



Action Needed:
None

Photo No. | Date:
12 | 03/21/07



Description:
South half of GCL
Cap System looking
West



Action Needed:
None





PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 13	Date: 03/21/07	 A close-up photograph of a field covered in patches of snow and dry, yellowish-brown grass. Several small, dark holes, likely made by groundhogs, are visible in the snow.	
Description: Groundhog holes in Northwest side of GCL Cap System			
Action Needed: Rodent controls			
Photo No. 14	Date: 03/21/07	 A wide-angle photograph of a large, flat area covered in snow and patches of dry grass. In the background, there is a chain-link fence, some trees, and a large, multi-story building with a flat roof.	
Description: Eastern side GCL Cap System looking North			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 15	Date: 03/21/07	 A photograph showing a snowy field with several groundhog holes. The holes are dark, irregular shapes in the snow, surrounded by patches of dry, brown grass. A long shadow is cast across the snow from the left.	
Description: Groundhog holes in West side of GCL Cap System			
Action Needed: Rodent controls			
Photo No. 16	Date: 03/21/07	 A close-up photograph of a groundhog hole in the snow. The hole is a dark, irregular shape, and the surrounding snow is disturbed, showing a mix of dark soil and light-colored snow. A small, white, snow-covered object is visible in the foreground.	
Description: Groundhog holes in West side of GCL Cap System			
Action Needed: Rodent controls			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 17	Date: 03/21/07		
Description: Western area outside of GCL cap looking North			
Action Needed: None			
Photo No. 18	Date: 03/21/07		
Description: Eastern area outside of GCL cap looking North			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 19	Date: 03/21/07		
Description: Southwest corner outside of GCL cap; fence bent			
Action Needed: None			

Photo No. 20	Date: 03/21/07		
Description: Southwest corner outside of GCL cap looking West; fence bent			
Action Needed: None			



PHOTOGRAPHIC LOG

Client Name: Honeywell Inc.		Site Location: UOP Site, Bergen County, East Rutherford, NJ	Project Number: 327386
Photo No. 21	Date: 03/21/07		
Description: South area outside of GCL cap looking West			
Action Needed: None			
Photo No. 22	Date: 03/21/07		
Description: South area outside of GCL cap looking East, Including Gate			
Action Needed: None			